113.0	0004	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	675,000 / 675,000
					USE VALUE:	675,000 / 675,000
					ASSESSED:	675,000 / 675,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
204		FOREST ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HANLEY JENNIFER	
Owner 2:	GUGLIETTA LISA M	
Owner 3:		
Street 1:	204 FOREST ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	HANLEY JENNIFER -
Owner 2:	GUGLIETTA LISA M -
Street 1:	204 FOREST ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: U
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,697 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1930, having primarily Vinyl Exterior and 1679 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4697.000	282,400		392,600	675,000
Total Card	0.108	282,400		392,600	675,000
Total Parcel	0.108	282,400		392,600	675,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 402.14 | /Parcel: 402.1

Legal Description

User Acct 72192

GIS Ref

GIS Ref

Insp Date 09/06/18

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 113.0-0004-0002.0

!8774!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	282,500	0	4,697.	392,600	675,100	675,100	Year End Roll	12/18/2019
2019	101	FV	229,300	0	4,697.	398,200	627,500	627,500	Year End Roll	1/3/2019
2018	101	FV	225,000	0	4,697.	297,300	522,300	522,300	Year End Roll	12/20/2017
2017	101	FV	225,000	0	4,697.	269,200	494,200	494,200	Year End Roll	1/3/2017
2016	101	FV	225,000	0	4,697.	258,000	483,000	483,000	Year End	1/4/2016
2015	101	FV	212,600	0	4,697.	218,800	431,400	431,400	Year End Roll	12/11/2014
2014	101	FV	212,600	0	4,697.	207,500	420,100	420,100	Year End Roll	12/16/2013
2013	101	FV	212,600	0	4,697.	197,400	410,000	410,000		12/13/2012

PRINT

Date	Time
12/10/20	23:18:57

LAST REV

Date	Time
10/03/19	17:03:40
mmcmakin	
8774	

USER DEFINED

Prior Id # 1:	72192
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HANLEY JENNIFER	51187-176		5/16/2008	Family	1	No	No		
WICK MARK J	44307-195		12/16/2004		400,000	No	No		
TOCIO JEROME W/	29074-142		9/9/1998		238,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/6/2018	TTL REFUSAL	BS	Barbara S
3/31/2009	Meas/Inspect	372	PATRIOT
4/13/2005	MLS	MM	Mary M
2/8/2000	Measured	263	PATRIOT
12/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4697		Sq. Ft.	Site		0	70.	1.19	5									392,638						392,600	

Total AC/HA: 0.10783 | Total SF/SM: 4697 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 392,638 | Spl Credit | Total: 392,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	Yes
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Fair
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj $ / SQ:	171.990
Other Features:	74586
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	383670
Depreciation:	101289
Depreciated Total:	282381

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

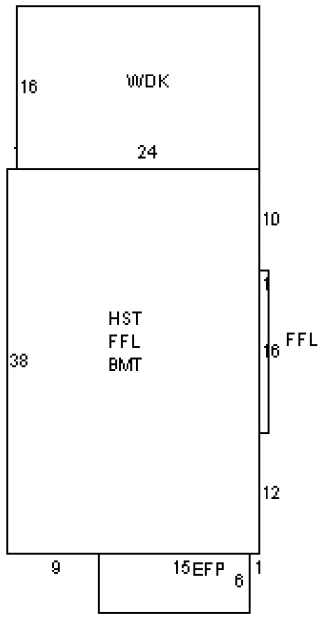
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	171.99
Special Features:	0	Val/Su Net:	98.57
Final Total:	282400	Val/Su SzAd	195.98

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	966	171.990	166,143
BMT	Basement	950	55.720	52,939
HST	Half Story	475	171.990	81,695
WDK	Deck	384	8.430	3,238
EFP	Enclos Porch	90	56.330	5,069

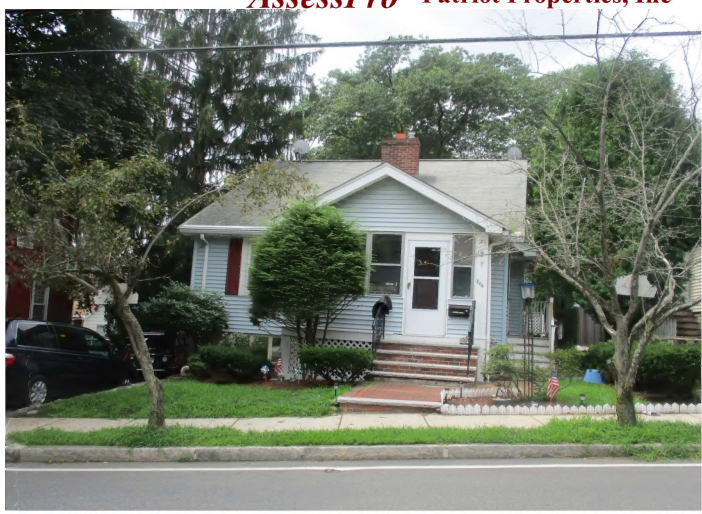
Net Sketched Area:	2,865			Total:	309,084
Size Ad	1441	Gross Are	3340	FinArea	1679

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	F	

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

113.0-0004-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	